| 156.0 | 0004 | 0003.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 730,000 / 730,000 |
| | | | | | USE VALUE: | 730,000 / 730,000 |
| | | | | | ASSESSED: | 730,000 / 730,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 188 | | CEDAR AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WAKEMAN ANNE |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 188 CEDAR AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | JACOBS RYAN - |
| Owner 2: | JACOBS ALLISON - |
| Street 1: | 188 CEDAR AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1923, having primarily Aluminum Exterior and 1587 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4510.000 | 285,800 | | 444,200 | 730,000 |
| Total Card | 0.104 | 285,800 | | 444,200 | 730,000 |
| Total Parcel | 0.104 | 285,800 | | 444,200 | 730,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.99 | /Parcel: 459.99

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 103961

**GIS Ref**

**GIS Ref**

**Insp Date** 02/10/18

!12238!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 156.0-0004-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 285,800 | 0 | 4,510. | 444,200 | 730,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 276,100 | 0 | 4,510. | 444,200 | 720,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 276,300 | 0 | 4,510. | 444,200 | 720,500 | 720,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 225,700 | 0 | 4,510. | 416,500 | 642,200 | 642,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 224,900 | 0 | 4,510. | 344,300 | 569,200 | 569,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 166,100 | 0 | 4,510. | 316,500 | 482,600 | 482,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 166,100 | 0 | 4,510. | 288,800 | 454,900 | 454,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 155,200 | 0 | 4,510. | 283,200 | 438,400 | 438,400 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 14:12:38 |

**LAST REV**

| Date | Time |
|---|---|
| 07/08/21 | 14:43:15 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12238

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| JACOBS RYAN, | 78014-331 | 1 | 6/15/2021 | | 926,000 | No | No | | |
| STANEK KYLE D & | 69322-78 | | 5/23/2017 | | 650,000 | No | No | | |
| DOYLE FRANCIS A | 57966-238 | | 11/29/2011 | | 420,000 | No | No | | |
| DOYLE FRANCIS A | 50703-133 | | 2/11/2008 | Family | 1 | No | No | | |
| PERRY RODERICK | 49028-75 | | 2/23/2007 | | 390,000 | No | No | | |
| | 8293-607 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 103961 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/30/2017 | 1128 | Redo Bat | 7,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/23/2018 | SQ Returned | MM | Mary M |
| 2/10/2018 | Inspected | BS | Barbara S |
| 1/20/2018 | MEAS&NOTICE | HS | Hanne S |
| 7/3/2012 | Left Notice | JBS | JOHN S |
| 2/29/2012 | MLS | EMK | Ellen K |
| 1/9/2009 | Measured | 372 | PATRIOT |
| 12/3/2008 | MLS | MM | Mary M |
| 6/22/2007 | MLS | HC | Helen Chinal |
| 11/24/1999 | Meas/Inspect | 268 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4510 | | Sq. Ft. | Site | | 0 | 80. | 1.23 | 9 | | | | | | | | | 444,239 | | | | | | 444,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.10354 | Total SF/SM: | 4510 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 444,239 | Spl Credit | | Total: | 444,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1A - 1 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1923 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | L - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 5 - Lino/Vinyl | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.94031000 |
| Adj $ / SQ: | 139.636 |
| Other Features: | 86500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 351110 |
| Depreciation: | 65306 |
| Depreciated Total: | 285803 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 4 | BRs: | 2 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 4 | 2 | |
| Totals | | | |
| 1 | 4 | 2 | |

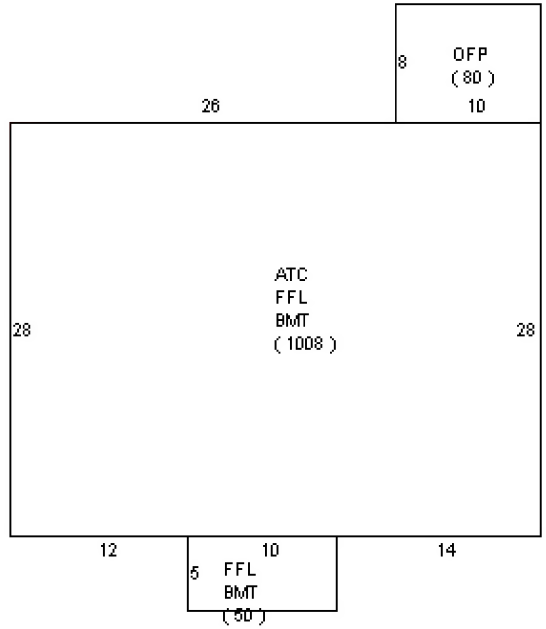
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 139.64 |
| Special Features: | 0 | Val/Su Net: | 112.12 |
| Final Total: | 285800 | Val/Su SzAd | 202.58 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,058 | 61.270 | 64,819 |
| FFL | First Floor | 1,058 | 139.640 | 147,735 |
| ATC | Attic | 353 | 139.640 | 49,264 |
| OFP | Open Porch | 80 | 34.910 | 2,793 |

| Net Sketched Area: | 2,549 | Total: | 264,611 |
|---|---|---|---|
| Size Ad | 1410.7999 | Gross Area | 3204 | FinArea | 1587 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 50 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

156.0-0004-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|